

BK 0346 PG 0705

STATE MS - DESOTO CO.

CB
JAN 29 1 53 PM '99

BK 346 PG 705
W.E. DAVIS, CLERK.

ROBERT L. WOODS, ET AL, GRANTORS

WARRANTY DEED

TO:

SAMUEL T. MCKNATT, ET UX, GRANTEEES

For and in consideration of the sum of Ten Dollars (\$10), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, ROBERT L. WOODS and H. H. HAWKS, do hereby sell, convey and warrant unto SAMUEL T. MCKNATT and wife, JACKIE L. MCKNATT, as tenants by the entirety with right of survivorship and not as tenants in common. the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

LOTS 18 & 19, HONEY RIDGE, SECTION "A", in Section 35; Township 3 South; Range 6 West; DeSoto County, Mississippi, as per plat thereof of record in Plat Book 61, at pages 8-15, in the office of the Chancery Clerk of DeSoto County, Mississippi.

LOT 82, HONEY RIDGE, SECTION "B", in Section 35; Township 3 South; Range 6 West; DeSoto County, Mississippi, as per plat thereof of record in Plat Book 61, at pages 47-54, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities; to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to any prior reservation or conveyance of minerals of every kind and character, including but not limited to oil, gas, sand and gravel in on or under subject property; to a Deed of Trust, for the benefit of Bobby L. Anglin and wife, Ophelia J. Anglin, dated April 8, 1997, of record in Trust Deed Book 897, at pages 798-802, in the office of the Chancery Clerk of DeSoto County, Mississippi; to a Deed of Trust, for the benefit of Bobby L. Anglin and wife, Ophelia J. Anglin, dated June 1, 1998, and recorded June 2, 1998, in Trust Deed Book 1003, at pages 0554-0558, in the office of the Chancery Clerk of DeSoto County, Mississippi; and to the Restrictive Covenants of HONEY RIDGE SUBDIVISION of record as per plat thereof of record in Plat Book 61, at pages 8-15, in the office of the Chancery Clerk of DeSoto County, Mississippi.

COVENANTS RUNNING WITH LAND:

This conveyance and the covenant of warranty therewith is made subject to the following covenant running with the land, to-wit:

1. The land described hereinabove (being Lots 18 and 19) is subject to an easement for the construction and location of a Dry Fire Hydrant System to be located on said lots and which system provides for the pipes, fixtures and appurtenances thereto to run from the hydrant (to be located at or near the Northeast corner of Lot 18 and the Northwest corner of Lot 19) and extending in a southerly direction to the lake which is located on Lots 18 and 19.

2. That the lake located on Lots 18 and 19 shall be subject to the right of any private, public or non-profit fire department to use water from said lake by means of the aforesaid Dry Fire Hydrant System and the GRANTEE, his successors, assigns or transferees shall take no action to destroy the lake and/or to deplete the water level in the lake so long as these covenants shall be in effect. The use of the water shall be limited to fighting fires within Honey Ridge Subdivision, Section "A", or any other sections hereafter developed, and no other use. Neither the GRANTORS or the GRANTEE, their respective heirs, assigns, personal representatives, transferees or successors shall have any duty to maintain and/or replace the Dry Fire Hydrant System nor shall they have any duty to maintain the lake, its dam, spillway or shoreline.

3. These covenants shall run with the land and shall continue until such time as a pressurized fire hydrant system shall be installed in Section "A" of Honey Ridge Subdivision and at which time these covenants shall terminate.

4. These covenants shall run with the land for the benefit of the GRANTORS, their heirs, assigns, successors, personal representatives and transferees, and are binding upon the GRANTEEES individually and their assigns, successors, personal representatives, heirs and transferees.

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Possession is given upon delivery of this deed, with property taxes for the current year to be prorated.

WITNESS OUR SIGNATURES, this the 8th day of January, 1999.

Robert L. Woods

ROBERT L. WOODS

H. H. Hawks

H. H. HAWKS

STATE OF MISSISSIPPI
COUNTY OF Marshall

Personally appeared before me, the undersigned authority, in and for said county and state, on this the 8th day of January, 1999, within my jurisdiction, the within named ROBERT L. WOODS and H. H. HAWKS, who acknowledged that they executed the above and foregoing instrument.

My Commission expires: 8/18/2002

Richard H. Brock
NOTARY PUBLIC

GRANTOR ADDRESS: P. O. BOX 5067, Holly Springs, MS 38634

Home Phone: 601-252-2333

Office Phone: 601-252-2333

GRANTEE ADDRESS: 9619 College Road, Olive Branch, MS 38654

Home Phone: 601-895-1524

Office Phone: 901-893-5814

PREPARED BY AND RETURN TO: ROBERT L. WOODS

P. O. BOX 5067

HOLLY SPRINGS, MS 38634

601-252-2333